

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on August 1, 2017 at 4:30 P.M. The meeting was called to order by Chair Don Spann. Those in attendance were led in the Pledge of Allegiance.

MEMBERS PRESENT:

Commissioners Kevin Jensen, Myra Moran, Mark Myers, Tony Noblin, John Schmelzle, Don Spann, Mike Shupe and Eriks Zvers. Commissioners Dennis Ferguson was absent.

OTHER OFFICIALS PRESENT:

City Clerk Peggy David, Community Development Director John McCurdy, Senior Staff Attorney Jennifer Waymack, City Planners Lori Ericson, Ethan Hunter, Beth Treat, Planning Tech Kara King, Project Engineer Dylan Cobb, Fire Marshall Bill Rumsey, Water Utilities Engineer Stephen Ponder, Board of Adjustments Member Hannah Cicioni and Councilmembers Barney Hayes and Mark Kruger.

ACTION ON MINUTES:

(July 18, 2017)

Approved.

Motion by Jensen, second by Shupe to approve the minutes of the July 18, 2017 meeting as submitted.

Voice vote: Yes - Unanimous. ***Motion carried.***

REPORTS OF BOARDS AND STANDING COMMITTEES:

There were no staff reports.

Commissioner Jensen announced the Subdivision Committee did not meet.

Commissioner Noblin reported the Large Scale Development Committee met to review the four Large Scales on the agenda and recommended approval.

Motion by Noblin, second by Myers to approve and place on the consent agenda the following:

LSDP, AT&T Retail, approved with the following comments:

- Fee in lieu of detention
- Fee in lieu of street light
- Granting minimum lot side waiver as requested
- Require cross access to the west of property
- Denying the second access along Walnut Street
- Requesting that Parking, Access and Drainage be revised for staff review.

LSDP, Chick-Fil-A was approved with no waivers requested.

LSDP, Toyota Parking Addition with the following comments:

- Granting the waiver for bike racks
- Denied waiver for street improvements including street trees, sidewalk and street lights.

LSDP, Camp War Eagle was approved with the following comments:

- Granting the waiver for street improvements per the Rogers Master Street Plan
- Granting the waiver for public and pedestrian access

Voice vote: Unanimous – Yes. ***Motion carried.***

CONSENT AGENDA: Approved

Motion by Myers, second by Noblin to approve the consent agenda.

Roll call: Moran, Myers, Noblin, Schmelzle, Shupe, Spann, and Zvers – Yes; Jensen abstains. ***Motion carried.***

OLD BUSINESS:

None.

PUBLIC HEARINGS:

(Agenda Item #1)

A request by Valvoline Instant Oil Change for a Conditional Use to allow a Service Station at 2100 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.

Geoff Bates, of Bates & Associates, requested the conditional use permit to allow the oil change business at the location.

There were no comments from anyone in the audience in opposition of the conditional use permit request.

Burke Larkin, 5417 Pinnacle Point Drive, of Whisinvest Realty, spoke in favor of the request.

The Public Hearing was declared closed.

Motion by Jensen, second by Zvers to approve the conditional use permit as requested.

Voice vote: Unanimous – Yes. ***Motion carried.***

Approved.

(Agenda Item #2)

A request by John Mayer to rezone a vacant lot in the 500 block of South 7th Street from a C-2 (Highway Commercial) to COM (Commercial Mixed-Use) zoning district.

Withdrawn

Commissioner Jensen reported there were some technical issues with the public hearing notice.

Motion by Jensen, second by Myers to withdrawn the request.

Roll call: Unanimous – Yes. ***Motion carried.***

(Agenda Item #3)

A request by Merry Erabia Giron Castillo to rezone the NE corner of N 24th and Persimmon Street from a RMF-15A (Residential Multi-family, 15 units/acre, individual ownership) to C-2 (Highway Commercial) zoning district.

There was no one present to represent the rezoning request.

Commissioners discussed whether the public hearing should be held not knowing whether the proper notifications had been sent out.

The Public Hearing was opened up with no comments from anyone in the audience in favor or in opposition of the rezoning request.

The Public Hearing was declared closed.

Motion by Myers, second by Noblin to table the rezoning request.

Voice vote: Unanimous – Yes. ***Motion carried.***

Tabled.

NEW BUSINESS:

LSDP, AT&T Retail, a 2,304-sf retail building at 2401 W. Walnut in the C-2 (Highway Commercial) zoning district.

Approved on the Consent Agenda

(Agenda Item #2)

LSDP, Chick-fil-A, a 4,995-sf restaurant at 4893 W. Pauline Whitaker in the C-2 (Highway Commercial) zoning district..

Approved on the Consent Agenda

(Agenda Item #3)

LSDP, Toyota Parking Addition, a 155-space parking lot at 105 S. 52nd Street in the C-2 (Highway Commercial) zoning district.

Approved on the Consent Agenda

(Agenda Item #4)

LSDP, Camp War Eagle, a 16,326-sf building at 2609 N. Storage Parkway in the C-2 (Highway Commercial) zoning district.

Approved on the Consent Agenda

There being no further business, the meeting adjourned at 4:45 P.M.

ATTEST:

APPROVED:

Eric's Zvers, Secretary

Don Spann, Chair